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National Delinquency Survey

Prepared by the MBA Economics Department
August 28, 1979

Mortgage Bankers Association of America
1125 FIFTEENTH STREET, N.W. • WASHINGTON, D.C. 20005

DATA FOR JUNE 30, 1979
AND FOR 2nd QUARTER 1979

The rate of foreclosures started on 1- to 4-unit residential mortgage loans in the U.S. during the quarter ended June 30, 1979, is at a record low of 0.14 percent. While only a one-basis point reduction from the rate of March 31 this year, it represents a record low for the series, which began in the fourth quarter of 1972.

Foreclosures started include loans assigned to FHA, VA, or others, which gives credence to speculation that either, a) the home buyer is making every effort to protect the investment in his home, or b) that inflation has driven up equities to the point where homeowners faced with potential foreclosure sell the property to recover their investment, or possibly even realize a gain.

TEXT NUMBERS ARE SEASONALLY ADJUSTED UNLESS OTHERWISE NOTED.

The evidence appears to lend more support to the former, as the delinquency rate for loans 90 days or more in arrears increased only one basis point to 0.47 percent as of June 30 from the March 31 rate. In fact, the delinquency rate of 4.45 percent for any loan delinquent 30 days or more is the lowest since March 1976.

The delinquency rate for both VA and FHA loans increased during the second quarter, while the delinquency rate for conventional loans declined to 2.59 percent from 2.65 percent on March 31. The rate for conventional loans 90 days or more past due remains at its lowest level since September 1973, at 0.24 percent.

Regionally, the northeastern section of the U.S. carries the highest delinquency rate for loans 30 days or more past due, followed closely by the north central section of the country. The western region of the U.S., which traditionally records the lowest rate for loan delinquencies, was the only region to show a decline during the most recent period. This probably reflects the greater price appreciation in the western market.

This is the second time the Graduated Payment Mortgage (245) loan data series is being reported. As of June 30, the servicing volume of 29,150 loans represents an 87 percent increase over the volume reported for this type loan as of March 31. The delinquency rate for all such loans 30 days or more past due was 3.85 percent on June 30, compared with 3.87 percent on March 31.

DELINQUENCY RATES OF 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS
Seasonally Adjusted

END OF QTR	ALL LOANS					CONVENTIONAL LOANS					VA LOANS					ALL FHA LOANS				
	PERCENT OF LOANS																			
	Total Past Due	Installments Past Due			Fcls started	Total Past Due	Installments Past Due			Fcls started	Total Past Due	Installments Past Due			Fcls started	Total Past Due	Installments Past Due			Fcls started
		30 Days	60 Days	90 Days or more			30 Days	60 Days	90 Days or more			30 Days	60 Days	90 Days or more			30 Days	60 Days	90 Days or more	
1977																				
1st	4.55	3.24	0.76	0.55	0.19	2.68	1.91	0.46	0.31	0.09	4.32	3.02	0.76	0.54	0.22	5.81	4.18	0.93	0.70	0.25
2nd	4.60	3.27	0.79	0.54	0.18	2.80	2.00	0.48	0.32	0.08	4.46	3.11	0.81	0.54	0.21	5.86	4.21	0.96	0.69	0.23
3rd	4.48	3.21	0.75	0.52	0.17	2.76	1.98	0.47	0.31	0.07	4.34	3.04	0.77	0.53	0.20	5.80	4.17	0.95	0.68	0.22
4th	4.55	3.28	0.76	0.51	0.16	2.76	2.00	0.46	0.30	0.07	4.40	3.11	0.78	0.51	0.20	5.89	4.28	0.96	0.65	0.20
1978																				
1st	4.60	3.31	0.77	0.52	0.16	2.72	1.96	0.47	0.29	0.07	4.52	3.20	0.80	0.52	0.20	6.00	4.34	0.97	0.69	0.21
2nd	4.48	3.20	0.76	0.52	0.16	2.65	1.95	0.42	0.28	0.06	4.41	3.07	0.82	0.52	0.18	5.86	4.23	0.96	0.67	0.22
3rd	4.60	3.33	0.76	0.51	0.16	2.69	1.99	0.42	0.28	0.06	4.57	3.23	0.81	0.53	0.20	6.07	4.41	0.98	0.68	0.21
4th	4.60	3.35	0.75	0.50	0.17	2.68	2.01	0.41	0.26	0.07	4.59	3.27	0.79	0.53	0.21	6.10	4.45	0.98	0.67	0.22
1979																				
1st	4.46	3.28	0.72	0.46	0.15	2.65	1.99	0.42	0.24	0.08	4.54	3.26	0.78	0.50	0.19	5.96	4.38	0.95	0.63	0.22
2nd	4.43	3.22	0.74	0.47	0.14	2.59	1.94	0.41	0.24	0.06	4.63	3.28	0.84	0.51	0.17	5.98	4.40	0.95	0.63	0.19

STATE, AREA AND CENSUS REGION	ALL LOANS							CONVENTIONAL LOANS						
	NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE		NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE	
		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER
CONNECTICUT	77,750	2.54	1.75	0.42	0.37	0.10	0.08	59,816	1.88	1.26	0.32	0.30	0.09	0.04
MAINE	18,892	3.82	2.76	0.71	0.35	0.07	0.04	13,878	3.31	2.31	0.63	0.37	0.08	0.01
MASSACHUSETTS	63,676	3.39	2.32	0.67	0.40	0.26	0.16	32,726	2.39	1.41	0.60	0.38	0.20	0.10
NEW HAMPSHIRE	5,351	5.45	4.09	0.99	0.37	0.06	0.09	2,960	4.09	3.11	0.57	0.41	0.03	0.07
RHODE ISLAND	5,907	1.77	1.17	0.46	0.14	0.02	0.12	4,836	1.61	1.16	0.35	0.10	0.00	0.10
VERMONT	214	3.74	1.40	1.87	0.47	1.40	2.40	4	25.00	25.00	0.00	0.00	0.00	0.00
NEW ENGLAND	**171,790**	**3.06**	**2.13**	**0.56**	**0.37**	**0.15**	**0.11**	**114,220**	**2.25**	**1.48**	**0.45**	**0.32**	**0.11**	**0.05**
NEW JERSEY	241,191	4.72	3.32	0.88	0.52	0.61	0.15	135,762	3.14	2.23	0.61	0.30	0.26	0.08
NEW YORK	451,389	5.97	4.24	1.06	0.67	0.42	0.15	275,918	4.48	3.33	0.75	0.40	0.23	0.10
PENNSYLVANIA	225,856	5.35	3.86	0.90	0.59	0.53	0.30	91,422	2.62	1.90	0.41	0.31	0.14	0.07
MID ATLANTIC	**918,436**	**5.48**	**3.90**	**0.97**	**0.61**	**0.50**	**0.19**	**503,102**	**3.78**	**2.77**	**0.65**	**0.36**	**0.22**	**0.09**
ILLINOIS	202,184	6.61	4.58	1.18	0.85	1.12	0.23	57,281	2.90	2.17	0.48	0.25	0.18	0.05
INDIANA	162,930	4.89	3.75	0.73	0.41	0.63	0.17	35,987	2.06	1.71	0.24	0.11	0.10	0.02
MICHIGAN	349,871	4.35	3.21	0.69	0.45	0.49	0.19	160,357	1.83	1.45	0.25	0.13	0.06	0.05
OHIO	221,609	5.78	4.14	1.00	0.64	1.07	0.29	34,144	1.80	1.33	0.29	0.18	0.18	0.05
WISCONSIN	41,896	3.70	2.64	0.59	0.47	0.34	0.12	14,609	1.16	0.81	0.21	0.14	0.05	0.03
E.N. CENTRAL	**978,490**	**5.20**	**3.77**	**0.86**	**0.57**	**0.77**	**0.21**	**302,378**	**2.04**	**1.58**	**0.30**	**0.16**	**0.10**	**0.05**
IOWA	43,514	3.70	2.79	0.51	0.40	0.05	0.07	18,519	1.72	1.27	0.26	0.19	0.02	0.02
KANSAS	29,487	4.54	3.36	0.71	0.47	0.20	0.12	5,186	1.82	1.18	0.39	0.25	0.06	0.02
MINNESOTA	129,589	3.66	2.94	0.45	0.27	0.07	0.09	58,190	2.60	2.20	0.26	0.14	0.06	0.07
MISSOURI	91,031	4.90	3.40	0.88	0.62	0.13	0.14	14,222	2.64	1.76	0.42	0.44	0.04	0.02
NEBRASKA	17,670	5.27	3.80	0.71	0.76	0.27	0.09	2,157	1.71	1.34	0.14	0.23	0.05	0.05
N.D. & S.D.	2,429	3.68	2.72	0.54	0.42	0.08	0.08	85	0.00	0.00	0.00	0.00	0.00	0.00
W.N. CENTRAL	**313,720**	**4.20**	**3.14**	**0.62**	**0.44**	**0.11**	**0.11**	**98,359**	**2.38**	**1.69**	**0.29**	**0.20**	**0.05**	**0.05**
DELAWARE	29,740	3.48	2.49	0.65	0.34	0.27	0.20	14,468	1.11	0.84	0.15	0.12	0.08	0.01
D.C.	11,606	6.09	4.33	0.95	0.81	0.30	0.24	3,064	5.28	3.82	0.91	0.55	0.16	0.24
FLORIDA	379,926	3.60	2.69	0.52	0.39	0.27	0.13	131,331	1.50	1.09	0.22	0.19	0.11	0.06
GEORGIA	171,047	5.31	3.87	0.81	0.63	0.34	0.24	30,359	2.89	2.14	0.42	0.33	0.26	0.13
MARYLAND	116,356	3.28	2.39	0.56	0.33	0.19	0.15	48,188	1.98	1.46	0.33	0.19	0.13	0.12
N.C.	148,429	3.80	2.80	0.61	0.39	0.22	0.17	25,037	1.98	1.48	0.32	0.18	0.06	0.03
S.C.	91,573	5.03	3.71	0.74	0.58	0.39	0.31	6,785	1.45	1.21	0.09	0.15	0.18	0.12
VIRGINIA	218,798	2.86	2.21	0.39	0.26	0.11	0.07	73,701	1.89	1.43	0.24	0.22	0.05	0.02
W. VIRGINIA	12,027	3.44	2.48	0.47	0.49	0.11	0.01	2,958	1.39	0.88	0.34	0.17	0.00	0.00
S. ATLANTIC	**1,179,502**	**3.83**	**2.84**	**0.58**	**0.41**	**0.24**	**0.16**	**335,891**	**1.84**	**1.36**	**0.27**	**0.21**	**0.11**	**0.06**
ALABAMA	107,948	4.14	3.19	0.61	0.34	0.11	0.11	11,898	1.95	1.69	0.18	0.08	0.03	0.02
KENTUCKY	34,807	4.41	3.05	0.82	0.54	0.36	0.30	3,465	1.44	0.98	0.14	0.32	0.26	0.25
MISSISSIPPI	53,999	4.60	3.51	0.73	0.36	0.10	0.13	14,218	2.69	2.00	0.51	0.18	0.02	0.05
TENNESSEE	86,247	4.23	3.04	0.72	0.47	0.18	0.15	14,272	2.31	1.65	0.47	0.19	0.14	0.04
E.S. CENTRAL	**283,001**	**4.29**	**3.19**	**0.69**	**0.41**	**0.16**	**0.14**	**43,953**	**2.27**	**1.72**	**0.38**	**0.17**	**0.08**	**0.04**
ARKANSAS	35,093	4.79	3.35	0.84	0.60	0.26	0.19	3,111	2.79	2.15	0.45	0.19	0.10	0.00
LOUISIANA	127,917	3.56	2.90	0.43	0.23	0.09	0.11	24,484	1.63	1.42	0.16	0.05	0.03	0.02
OKLAHOMA	122,492	4.22	3.29	0.61	0.32	0.18	0.11	15,543	2.57	2.03	0.35	0.19	0.06	0.08
TEXAS	513,759	3.55	2.78	0.51	0.26	0.06	0.08	115,568	1.71	1.36	0.23	0.12	0.05	0.05
W.S. CENTRAL	**799,261**	**3.71**	**2.90**	**0.53**	**0.28**	**0.09**	**0.09**	**158,706**	**1.81**	**1.45**	**0.24**	**0.12**	**0.05**	**0.05**
ARIZONA	228,169	3.30	2.59	0.48	0.23	0.12	0.09	42,076	1.74	1.41	0.22	0.11	0.06	0.07
COLORADO	190,739	3.04	2.33	0.49	0.22	0.07	0.06	69,985	1.80	1.49	0.25	0.06	0.04	0.04
IDAHO	32,672	4.09	3.00	0.72	0.37	0.22	0.20	12,232	4.27	3.17	0.78	0.32	0.13	0.04
MONTANA	10,452	3.77	2.84	0.57	0.36	0.14	0.18	2,474	1.45	0.97	0.40	0.08	0.04	0.00
NEVADA	55,591	4.81	3.62	0.72	0.47	0.23	0.12	9,969	4.02	3.16	0.56	0.30	0.10	0.06
NEW MEXICO	46,065	2.95	2.42	0.39	0.14	0.08	0.06	7,316	2.03	1.56	0.31	0.16	0.05	0.03
UTAH	59,580	3.84	2.94	0.58	0.32	0.12	0.12	15,232	2.61	2.04	0.34	0.23	0.09	0.13
WYOMING	4,678	3.55	2.54	0.71	0.30	0.15	0.21	727	1.66	1.38	0.28	0.00	0.00	0.14
MOUNTAIN	**627,946**	**3.43**	**2.65**	**0.52**	**0.26**	**0.12**	**0.09**	**157,011**	**2.16**	**1.72**	**0.31**	**0.13**	**0.06**	**0.05**
ALASKA	20,016	3.36	2.46	0.50	0.40	0.26	0.19	11,272	2.45	1.76	0.35	0.34	0.33	0.17
CALIFORNIA	1,187,200	3.45	2.62	0.53	0.30	0.17	0.10	426,579	2.12	1.68	0.31	0.13	0.07	0.04
HAWAII	58,342	2.60	1.83	0.42	0.38	0.06	0.03	37,245	2.33	1.54	0.37	0.42	0.04	0.00
OREGON	69,054	3.11	2.48	0.44	0.19	0.08	0.06	30,167	2.33	1.97	0.26	0.10	0.06	0.05
WASHINGTON	223,844	3.25	2.50	0.46	0.29	0.08	0.06	97,175	1.96	1.56	0.28	0.12	0.05	0.03
PACIFIC	**1,558,456**	**3.39**	**2.57**	**0.52**	**0.30**	**0.15**	**0.09**	**602,438**	**2.13**	**1.67**	**0.31**	**0.15**	**0.07**	**0.04**
PUERTO RICO	80,831	11.21	6.90	1.95	2.36	1.38	0.26	11,117	14.51	7.78	3.13	3.60	3.05	0.71
NORTHEAST	**1,090,226**	**5.10**	**3.62**	**0.91**	**0.57**	**0.44**	**0.17**	**617,322**	**3.49**	**2.53**	**0.61**	**0.35**	**0.20**	**0.08**
NORTH CENTRAL	**1,292,210**	**4.97**	**3.62**	**0.81**	**0.54**	**0.61**	**0.18**	**400,737**	**2.12**	**1.65**	**0.30**	**0.17**	**0.09**	**0.03**
SOUTH	**2,261,764**	**3.85**	**2.91**	**0.58**	**0.36**	**0.18**	**0.13**	**538,550**	**1.86**	**1.41**	**0.27**	**0.18**	**0.09**	**0.06**
WEST	**2,186,402**	**3.40**	**2.59**	**0.52**	**0.29**	**0.14**	**0.09**	**759,449**	**2.13**	**1.68**	**0.31**	**0.14**	**0.07**	**0.04**
U.S. TOTAL	**7,525,337**	**4.21**	**3.11**	**0.67**	**0.43**	**0.30**	**0.13**	**2,559,874**	**2.50**	**1.89**	**0.38**	**0.23**	**0.12**	**0.06**
U.S. TOTAL (S.A.)	*nc*	*4.43*	*3.22*	*0.74*	*0.47*	*nc*	*0.14*	*nc*	*2.59*	*1.94*	*0.47*	*0.24*	*nc*	*0.06**

NATIONAL DELINQUENCY SURVEY
OF 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS

STATE, AREA AND CENSUS REGION	VA LOANS							ALL FHA LOANS						
	NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE		NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE	
		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER
CONNECTICUT	9,380	3.37	2.37	0.63	0.37	0.12	0.19	8,554	6.16	4.50	0.83	0.83	0.18	0.28
MAINE	2,907	5.61	4.23	1.00	0.38	0.07	0.10	2,107	4.79	3.65	0.90	0.24	0.05	0.09
MASSACHUSETTS	11,015	3.30	2.24	0.75	0.31	0.15	0.20	19,935	5.07	3.86	0.73	0.48	0.41	0.24
NEW HAMPSHIRE	1,492	8.24	6.23	1.54	0.47	0.13	0.20	899	5.34	3.78	1.45	0.11	0.00	0.00
RHODE ISLAND	323	0.62	0.62	0.00	0.00	0.00	0.00	748	3.21	1.47	1.34	0.40	0.13	0.27
VERMONT	150	4.67	1.33	2.67	0.67	2.00	3.36	60	0.00	0.00	0.00	0.00	0.00	0.00
NEW ENGLAND	**25,267**	**3.86**	**2.73**	**0.78**	**0.35**	**0.14**	**0.20**	**32,303**	**5.29**	**3.95**	**0.80**	**0.54**	**0.30**	**0.23**
NEW JERSEY	53,419	6.13	4.27	1.15	0.71	0.89	0.21	52,010	7.42	5.19	1.30	0.93	1.23	0.27
NEW YORK	73,928	6.85	4.67	1.37	0.81	0.52	0.18	101,543	9.35	6.41	1.66	1.28	0.87	0.25
PENNSYLVANIA	54,591	6.05	4.13	1.15	0.77	0.92	0.52	79,843	8.00	5.91	1.29	0.80	0.70	0.49
MID ATLANTIC	**181,938**	**6.40**	**4.39**	**1.24**	**0.77**	**0.75**	**0.28**	**233,396**	**8.47**	**5.97**	**1.46**	**1.04**	**0.89**	**0.33**
ILLINOIS	58,000	5.78	3.78	1.17	0.83	0.82	0.29	86,903	9.60	6.70	1.64	1.26	1.95	0.32
INDIANA	55,073	4.80	3.55	0.81	0.44	0.62	0.19	71,870	6.37	4.92	0.91	0.54	0.90	0.24
MICHIGAN	51,024	3.79	2.73	0.67	0.39	0.25	0.15	138,490	7.46	5.42	1.20	0.84	1.06	0.41
OHIO	90,820	6.04	4.26	1.12	0.66	1.29	0.42	96,645	6.94	5.02	1.14	0.78	1.17	0.33
WISCONSIN	12,267	4.92	3.53	0.75	0.64	0.27	0.12	15,020	5.21	3.70	0.84	0.67	0.67	0.20
E.N. CENTRAL	**267,184**	**5.24**	**3.68**	**0.96**	**0.60**	**0.81**	**0.26**	**408,926**	**7.52**	**5.45**	**1.21**	**0.86**	**1.23**	**0.33**
IOWA	11,925	4.77	3.52	0.65	0.60	0.04	0.10	13,070	5.52	4.28	0.74	0.50	0.09	0.10
KANSAS	13,273	4.94	3.54	0.86	0.54	0.20	0.17	11,028	5.33	4.16	0.67	0.50	0.26	0.12
MINNESOTA	34,720	4.29	3.34	0.60	0.35	0.04	0.10	36,679	4.75	3.72	0.61	0.42	0.11	0.12
MISSOURI	31,235	3.82	2.64	0.69	0.49	0.10	0.11	45,574	6.35	4.42	1.15	0.78	0.19	0.20
NEBRASKA	5,328	3.84	2.61	0.54	0.69	0.15	0.08	10,185	6.77	4.94	0.92	0.91	0.38	0.10
N.D. & S.D.	1,071	4.01	3.08	0.65	0.28	0.09	0.09	1,273	3.61	2.59	0.47	0.55	0.08	0.08
W.N. CENTRAL	**97,552**	**4.26**	**3.12**	**0.67**	**0.47**	**0.09**	**0.11**	**117,809**	**5.66**	**4.19**	**0.87**	**0.62**	**0.18**	**0.15**
DELAWARE	6,268	4.98	3.00	1.45	0.53	0.38	0.34	9,004	6.22	4.79	0.89	0.54	0.50	0.44
D.C.	4,873	6.69	4.62	1.11	0.96	0.39	0.23	3,669	5.94	4.36	0.76	0.82	0.30	0.24
FLORIDA	92,619	4.23	3.04	0.65	0.54	0.34	0.19	155,976	5.00	3.81	0.71	0.48	0.35	0.17
GEORGIA	71,519	4.99	3.62	0.82	0.55	0.30	0.23	69,169	6.72	4.89	0.98	0.85	0.40	0.31
MARYLAND	43,159	3.96	2.86	0.69	0.41	0.23	0.16	25,009	4.60	3.38	0.78	0.44	0.22	0.18
N.C.	74,603	3.67	2.62	0.64	0.41	0.25	0.23	48,789	4.91	3.77	0.69	0.45	0.24	0.16
S.C.	37,027	4.31	3.11	0.73	0.47	0.35	0.25	47,761	6.09	4.52	0.85	0.72	0.46	0.39
VIRGINIA	93,390	2.92	2.27	0.41	0.24	0.11	0.10	51,707	4.19	3.24	0.58	0.37	0.18	0.11
W. VIRGINIA	4,491	4.39	3.10	0.60	0.69	0.18	0.00	4,578	3.85	2.91	0.44	0.50	0.11	0.04
S. ATLANTIC	**427,949**	**3.99**	**2.90**	**0.65**	**0.44**	**0.26**	**0.19**	**415,662**	**5.30**	**3.99**	**0.76**	**0.55**	**0.33**	**0.22**
ALABAMA	44,853	4.24	3.27	0.64	0.33	0.11	0.14	51,097	4.56	3.47	0.68	0.41	0.13	0.11
KENTUCKY	11,974	3.80	2.66	0.76	0.38	0.14	0.09	19,368	5.33	3.67	0.98	0.68	0.51	0.44
MISSISSIPPI	18,175	4.39	3.24	0.74	0.41	0.14	0.15	21,606	6.05	4.73	0.87	0.45	0.12	0.17
TENNESSEE	26,595	4.12	2.97	0.70	0.45	0.14	0.13	43,380	4.94	3.55	0.81	0.58	0.22	0.20
E.S. CENTRAL	**103,597**	**4.18**	**3.11**	**0.69**	**0.38**	**0.13**	**0.14**	**135,451**	**5.04**	**3.73**	**0.80**	**0.51**	**0.21**	**0.17**
ARKANSAS	15,018	4.83	3.22	0.88	0.73	0.35	0.26	16,964	5.14	3.69	0.88	0.57	0.21	0.16
LOUISIANA	47,032	2.87	2.28	0.38	0.21	0.07	0.09	56,401	4.95	4.05	0.58	0.32	0.15	0.17
OKLAHOMA	38,867	4.00	3.01	0.63	0.36	0.23	0.11	68,082	4.72	3.74	0.66	0.32	0.18	0.12
TEXAS	194,930	3.94	2.96	0.64	0.34	0.07	0.11	203,261	4.21	3.41	0.55	0.25	0.04	0.06
W.S. CENTRAL	**295,847**	**3.83**	**2.88**	**0.61**	**0.34**	**0.11**	**0.11**	**344,708**	**4.48**	**3.59**	**0.60**	**0.29**	**0.09**	**0.10**
ARIZONA	64,489	3.17	2.49	0.48	0.20	0.13	0.08	121,624	3.93	3.05	0.58	0.30	0.13	0.10
COLORADO	78,635	3.58	2.59	0.67	0.32	0.10	0.08	42,119	4.10	3.24	0.56	0.30	0.08	0.07
IDAHO	10,934	4.07	2.90	0.73	0.44	0.40	0.38	9,506	3.88	2.90	0.63	0.35	0.13	0.20
MONTANA	4,190	4.40	3.20	0.60	0.60	0.29	0.33	3,788	4.62	3.67	0.66	0.29	0.05	0.13
NEVADA	18,441	3.92	2.85	0.67	0.40	0.20	0.09	30,181	5.54	4.20	0.79	0.55	0.29	0.16
NEW MEXICO	14,218	2.16	1.80	0.29	0.08	0.01	0.04	24,531	3.70	3.05	0.48	0.17	0.13	0.07
UTAH	17,114	4.60	3.42	0.78	0.40	0.17	0.16	27,234	4.06	3.15	0.59	0.32	0.11	0.10
WYOMING	2,586	4.01	2.78	0.77	0.46	0.19	0.31	1,365	3.67	2.71	0.81	0.15	0.15	0.07
MOUNTAIN	**210,587**	**3.52**	**2.63**	**0.60**	**0.29**	**0.14**	**0.11**	**260,348**	**4.15**	**3.23**	**0.60**	**0.32**	**0.14**	**0.11**
ALASKA	4,401	4.93	3.50	0.91	0.52	0.32	0.39	4,343	4.19	3.25	0.48	0.46	0.05	0.07
CALIFORNIA	333,944	3.80	2.77	0.63	0.40	0.22	0.12	426,677	4.53	3.45	0.68	0.40	0.23	0.15
HAWAII	9,238	2.91	2.25	0.45	0.21	0.11	0.08	11,859	3.37	2.39	0.58	0.40	0.07	0.06
OREGON	9,853	3.71	2.79	0.66	0.26	0.10	0.12	29,034	3.71	2.90	0.55	0.26	0.09	0.06
WASHINGTON	37,590	4.38	3.13	0.73	0.52	0.14	0.11	89,079	4.19	3.25	0.55	0.39	0.10	0.08
PACIFIC	**395,026**	**3.85**	**2.80**	**0.64**	**0.41**	**0.21**	**0.12**	**560,992**	**4.40**	**3.36**	**0.65**	**0.39**	**0.20**	**0.13**
PUERTO RICO	11,531	13.66	8.42	2.25	2.99	2.33	0.34	58,183	10.09	6.43	1.66	2.00	0.85	0.15
NORTHEAST	**207,205**	**6.38**	**4.18**	**1.18**	**0.72**	**0.67**	**0.27**	**265,969**	**8.06**	**5.72**	**1.38**	**0.98**	**0.82**	**0.32**
NORTH CENTRAL	**364,736**	**4.99**	**3.53**	**0.89**	**0.57**	**0.61**	**0.21**	**526,737**	**7.11**	**5.17**	**1.14**	**0.80**	**1.00**	**0.28**
SOUTH	**827,393**	**3.96**	**2.92**	**0.64**	**0.40**	**0.19**	**0.15**	**895,821**	**4.94**	**3.79**	**0.70**	**0.45**	**0.22**	**0.15**
WEST	**605,613**	**3.73**	**2.74**	**0.62**	**0.37**	**0.18**	**0.12**	**821,340**	**4.32**	**3.32**	**0.63**	**0.37**	**0.16**	**0.12**
U.S. TOTAL	**2,181,413**	**4.37**	**3.16**	**0.75**	**0.46**	**0.33**	**0.16**	**2,784,050**	**5.64**	**4.20**	**0.86**	**0.58**	**0.45**	**0.18**
U.S. TOTAL (S.A.)	nc	4.63	3.28	0.84	0.51	nc	0.17	nc	5.98	4.40	0.95	0.63	nc	0.19

DATA ON 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS AS OF JUNE 30, 1979 AND FOR 2nd QUARTER, 1979

STATE, AREA AND CENSUS REGION	F.H.A. 235 and 237 LOANS							F.H.A. 245 LOANS						
	NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE		NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE	
		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER
CONNECTICUT	166	16.27	11.45	2.41	2.41	1.20	0.60	10	0.00	0.00	0.00	0.00	0.00	0.00
MAINE	258	11.63	6.59	3.88	1.16	0.39	0.39	0	0.00	0.00	0.00	0.00	0.00	0.00
MASSACHUSETTS	966	6.63	4.04	1.55	1.04	0.62	1.14	587	11.41	9.03	1.19	1.19	0.51	0.00
NEW HAMPSHIRE	49	8.16	0.00	6.12	2.04	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00
RHODE ISLAND	23	13.05	8.70	4.35	0.00	0.00	0.00	365	3.38	1.30	2.08	0.00	0.00	0.00
VERMONT	0	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00
NEW ENGLAND	**1,462**	**8.76**	**5.27**	**2.26**	**1.23**	**0.62**	**0.89**	**982**	**8.15**	**5.91**	**1.53**	**0.71**	**0.31**	**0.00**
NEW JERSEY	1,087	10.40	7.27	1.75	1.38	0.74	0.16	244	1.64	0.82	0.41	0.41	0.00	0.00
NEW YORK	3,025	15.28	9.39	3.31	2.58	1.75	1.74	5	0.00	0.00	0.00	0.00	0.00	0.00
PENNSYLVANIA	2,988	9.87	7.03	1.84	1.00	0.54	0.42	213	0.94	0.94	0.00	0.00	0.00	0.00
MID ATLANTIC	**7,100**	**12.25**	**8.07**	**2.45**	**1.73**	**1.08**	**1.01**	**462**	**1.31**	**0.87**	**0.22**	**0.22**	**0.00**	**0.00**
ILLINOIS	5,160	14.14	9.98	2.40	1.76	2.23	0.81	1,847	3.36	2.17	0.81	0.38	0.05	0.00
INDIANA	2,578	11.87	9.31	1.82	0.74	1.44	0.58	130	2.31	1.54	0.00	0.77	0.00	0.00
MICHIGAN	4,503	12.97	10.04	2.02	0.91	1.78	0.51	48	4.17	4.17	0.00	0.00	0.00	0.00
OHIO	4,838	10.56	7.96	1.90	0.70	1.45	0.23	252	5.56	3.97	1.19	0.40	0.40	0.00
WISCONSIN	983	10.78	8.04	1.32	1.42	1.22	0.32	169	3.55	3.55	0.00	0.00	0.00	0.00
E.N. CENTRAL	**18,062**	**12.38**	**9.25**	**2.03**	**1.10**	**1.74**	**0.58**	**2,446**	**3.56**	**2.45**	**0.74**	**0.37**	**0.08**	**0.00**
IOWA	838	11.93	8.11	2.39	1.43	0.36	0.25	101	3.96	3.96	0.00	0.00	0.00	0.00
KANSAS	487	12.73	7.80	3.08	1.85	1.44	0.52	253	0.79	0.79	0.00	0.00	0.00	0.00
MINNESOTA	1,047	8.88	6.59	1.43	0.86	0.10	0.10	116	0.86	0.86	0.00	0.00	0.00	0.00
MISSOURI	1,945	11.41	7.40	2.42	1.59	0.62	0.65	365	5.48	4.93	0.55	0.00	0.00	0.00
NEBRASKA	1,089	6.61	5.33	0.73	0.55	0.09	0.19	217	2.76	1.38	0.92	0.46	0.00	0.00
N.D. & S.D.	42	2.38	2.38	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00
W.N. CENTRAL	**5,448**	**10.10**	**6.94**	**1.93**	**1.23**	**0.44**	**0.37**	**1,052**	**3.14**	**2.66**	**0.38**	**0.10**	**0.00**	**0.00**
DELAWARE	169	10.65	10.06	0.00	0.59	1.18	1.79	2	0.00	0.00	0.00	0.00	0.00	0.00
D.C.	53	7.55	3.77	1.89	1.89	1.89	0.00	11	9.09	9.09	0.00	0.00	0.00	0.00
FLORIDA	11,301	8.87	6.58	1.46	0.83	0.58	0.20	921	3.58	2.82	0.76	0.00	0.00	0.00
GEORGIA	4,639	13.40	9.64	2.16	1.60	0.43	0.50	785	3.31	2.55	0.38	0.38	0.00	0.17
MARYLAND	85	11.77	9.41	1.18	1.18	1.18	1.92	450	1.33	1.11	0.00	0.22	0.00	0.00
N.C.	2,508	12.36	9.81	1.71	0.84	0.24	0.06	484	1.66	1.24	0.21	0.21	0.41	0.00
S.C.	4,295	12.71	9.48	2.14	1.09	0.95	0.89	267	2.62	1.87	0.75	0.00	0.00	0.00
VIRGINIA	1,404	11.60	7.83	2.49	1.28	0.71	0.40	1,058	2.64	2.27	0.28	0.09	0.09	0.00
W. VIRGINIA	295	8.14	5.76	1.02	1.36	0.34	0.00	1	0.00	0.00	0.00	0.00	0.00	0.00
S. ATLANTIC	**24,749**	**10.90**	**8.07**	**1.78**	**1.05**	**0.60**	**0.37**	**3,979**	**2.74**	**2.19**	**0.40**	**0.15**	**0.08**	**0.05**
ALABAMA	3,025	10.61	8.17	1.45	0.99	0.40	0.30	180	1.67	1.11	0.56	0.00	0.00	0.00
KENTUCKY	1,852	10.59	7.24	2.59	0.76	1.03	0.82	141	0.00	0.00	0.00	0.00	0.00	0.00
MISSISSIPPI	3,136	10.56	8.39	1.56	0.61	0.10	0.10	0	0.00	0.00	0.00	0.00	0.00	0.00
TENNESSEE	2,201	12.46	9.09	2.23	1.14	0.36	0.32	115	2.61	2.61	0.00	0.00	0.00	0.00
E.S. CENTRAL	**10,214**	**10.98**	**8.26**	**1.86**	**0.86**	**0.41**	**0.28**	**436**	**1.38**	**1.15**	**0.23**	**0.00**	**0.00**	**0.00**
ARKANSAS	536	12.31	10.07	1.49	0.75	0.56	0.20	187	4.28	3.21	1.07	0.00	0.00	0.00
LOUISIANA	7,377	8.84	6.89	1.27	0.68	0.37	0.38	497	4.42	3.42	0.40	0.60	0.40	0.00
OKLAHOMA	2,468	10.13	8.10	1.30	0.73	0.61	0.21	601	2.50	1.83	0.50	0.17	0.00	0.00
TEXAS	8,506	11.60	9.02	1.80	0.78	0.19	0.22	783	1.15	1.15	0.00	0.00	0.00	0.00
W.S. CENTRAL	**18,887**	**10.35**	**8.10**	**1.52**	**0.73**	**0.32**	**0.28**	**2,068**	**2.61**	**2.08**	**0.34**	**0.19**	**0.10**	**0.00**
ARIZONA	4,133	8.83	6.85	1.40	0.58	0.36	0.18	1,370	4.81	4.01	0.51	0.29	0.00	0.00
COLORADO	1,104	8.69	6.70	1.36	0.63	0.00	0.09	2,395	7.31	5.89	0.71	0.71	0.00	0.04
IDAHO	318	7.86	6.29	1.26	0.31	0.00	0.00	580	7.93	6.55	1.21	0.17	0.17	0.34
MONTANA	230	8.69	5.65	2.17	0.87	0.00	0.00	211	1.42	0.95	0.47	0.00	0.00	0.00
NEVADA	2,169	12.17	9.77	1.29	1.11	0.55	0.15	256	1.95	1.56	0.00	0.39	0.00	0.00
NEW MEXICO	1,568	8.86	7.21	1.08	0.57	0.51	0.19	238	5.04	4.62	0.42	0.00	0.00	0.00
UTAH	2,488	5.18	4.34	0.72	0.12	0.12	0.04	1,734	2.20	1.79	0.29	0.12	0.06	0.06
WYOMING	156	8.97	6.41	2.56	0.00	0.00	0.00	80	5.00	2.50	2.50	0.00	0.00	0.00
MOUNTAIN	**12,166**	**8.65**	**6.85**	**1.22**	**0.58**	**0.31**	**0.13**	**6,864**	**5.08**	**4.14**	**0.58**	**0.36**	**0.03**	**0.06**
ALASKA	161	10.55	6.21	1.86	2.48	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00
CALIFORNIA	11,918	12.31	9.09	1.97	1.25	0.59	0.56	8,589	3.97	3.23	0.52	0.22	0.07	0.04
HAWAII	1,427	11.98	7.92	2.73	1.33	0.21	0.07	7	0.00	0.00	0.00	0.00	0.00	0.00
OREGON	1,254	12.28	9.49	1.83	0.96	0.00	0.08	165	3.64	2.42	0.61	0.61	0.00	0.00
WASHINGTON	2,216	11.19	7.76	2.26	1.17	0.14	0.18	1,103	3.26	2.54	0.45	0.27	0.00	0.00
PACIFIC	**16,976**	**12.12**	**8.82**	**2.06**	**1.24**	**0.45**	**0.41**	**9,864**	**3.88**	**3.13**	**0.52**	**0.23**	**0.06**	**0.03**
PUERTO RICO	6,771	23.72	12.52	4.21	6.99	1.48	0.27	0	0.00	0.00	0.00	0.00	0.00	0.00
NORTHEAST	**8,562**	**11.66**	**7.59**	**2.42**	**1.65**	**1.08**	**0.99**	**1,444**	**5.95**	**4.29**	**1.11**	**0.55**	**0.21**	**0.00**
NORTH CENTRAL	**23,510**	**11.86**	**8.72**	**2.01**	**1.13**	**1.48**	**0.49**	**3,498**	**3.44**	**2.52**	**0.63**	**0.29**	**0.06**	**0.00**
SOUTH	**53,850**	**10.72**	**8.12**	**1.70**	**0.90**	**0.47**	**0.32**	**6,483**	**2.60**	**2.08**	**0.37**	**0.15**	**0.08**	**0.03**
WEST	**29,142**	**10.67**	**8.00**	**1.71**	**0.96**	**0.39**	**0.29**	**16,728**	**4.37**	**3.54**	**0.54**	**0.29**	**0.05**	**0.04**
U.S. TOTAL	**133,304**	**11.73**	**8.48**	**1.94**	**1.31**	**0.73**	**0.37**	**29,150**	**3.85**	**3.06**	**0.52**	**0.27**	**0.06**	**0.03**
U.S. TOTAL (S.A.)	*nc*	*12.7*	*9.12*	*2.14*	*1.45*	*nc*	*0.41*	*n.a.*	*n.a.*	*n.a.*	*n.a.*	*n.a.*	*n.a.*	*n.a.*

MORTGAGE BANKERS ASSOCIATION OF AMERICA

NATIONAL DELINQUENCY SURVEY OF 1-4 UNIT RESIDENTIAL MORTGAGE LOANS

JUNE 30, 1979

CENSUS REGION	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE														PERCENT OF LOANS FORECLOSURES STARTED DURING QUARTER		
	TOTAL PAST DUE			30 DAYS			60 DAYS			90 DAYS OR MORE			90 DAYS OR MORE (S.A.)				
		CHANGE FROM			CHANGE FROM			CHANGE FROM			CHANGE FROM			CHANGE FROM		CHANGE FROM	
	CURR QTR	YR AGO	QTR AGO	CURR QTR	YR AGO	QTR AGO	CURR QTR	YR AGO	QTR AGO	CURR QTR	YR AGO	QTR AGO	CURR QTR	QTR AGO	CURR QTR	YR AGO	QTR AGO
CONVENTIONAL LOANS																	
Northeast	3.49	(0.18)	(0.11)	2.53	(0.15)	(0.08)	0.61	0.01	0.00	0.35	(0.04)	(0.03)	0.38	0.01	0.08	0.00	(0.02)
North Central	2.12	0.04	(0.03)	1.65	0.02	0.04	0.30	0.01	(0.05)	0.17	0.01	(0.02)	0.19	0.01	0.05	0.01	0.00
South	1.86	(0.02)	(0.19)	1.41	0.02	(0.08)	0.27	0.01	(0.06)	0.18	(0.01)	(0.05)	0.19*	(0.03)	0.06	(0.01)	0.00
West	2.13	0.19	0.05	1.68	0.22	0.02	0.31	0.01	(0.03)	0.14	(0.04)	(0.04)	0.15*	0.02	0.04	(0.01)	(0.01)
U.S. TOTAL	**2.50**	**0.05**	**(0.06)**	**1.89**	**0.01**	**0.00**	**0.33**	**(0.01)**	**(0.04)**	**0.23**	**(0.03)**	**(0.02)**	—	—	**0.06**	**0.00**	**(0.02)**
U.S. Total (s.a.)	*2.59*	—	*(0.06)*	*1.94*	—	*(0.05)*	*0.41*	—	*(0.01)*	*0.24*	—	*0.00*	*0.24*	*0.00*	*0.06**	—	*(0.02)*
V.A. LOANS																	
Northeast	6.08	0.23	0.61	4.18	0.15	0.60	1.18	0.07	0.11	0.72	0.01	(0.10)	0.80	0.01	0.27	0.10	(0.02)
North Central	4.99	0.46	0.53	3.53	0.32	0.52	0.89	0.10	0.05	0.57	0.04	(0.04)	0.65	0.04	0.21	0.00	(0.03)
South	3.96	0.26	0.22	2.92	0.26	0.29	0.64	0.00	(0.04)	0.40	0.00	(0.03)	0.45	0.03	0.15	(0.01)	(0.04)
West	3.73	0.15	0.01	2.74	0.16	0.13	0.62	(0.01)	(0.04)	0.37	0.00	(0.08)	0.43	0.02	0.12	0.00	0.00
U.S. TOTAL	**4.37**	**0.21**	**0.21**	**3.16**	**0.20**	**0.28**	**0.75**	**0.02**	**(0.01)**	**0.46**	**(0.01)**	**(0.06)**	—	—	**0.16**	**(0.01)**	**(0.05)**
U.S. Total (s.a.)	*4.63*	—	*0.09*	*3.28*	—	*0.02*	*0.84*	—	*0.06*	*0.51*	—	*0.01*	*0.51*	*0.01*	*0.17*	—	*(0.02)*
ALL F.H.A. LOANS																	
Northeast	8.08	0.18	0.22	5.72	0.27	0.40	1.38	0.01	(0.04)	0.98	(0.10)	(0.14)	1.07	(0.04)	0.32	0.09	(0.05)
North Central	7.11	0.44	0.60	5.17	0.45	0.69	1.14	0.08	0.01	0.80	(0.09)	(0.10)	0.87	(0.04)	0.28	(0.04)	(0.02)
South	4.94	0.09	0.21	3.79	0.11	0.28	0.70	(0.02)	(0.05)	0.45	0.00	(0.01)	0.50	0.04	0.16	0.00	(0.01)
West	4.32	0.18	(0.16)	3.32	0.21	0.02	0.63	(0.02)	(0.08)	0.37	(0.01)	(0.10)	0.41	(0.03)	0.12	0.00	0.02
U.S. TOTAL	**5.64**	**0.11**	**0.19**	**4.20**	**0.16**	**0.29**	**0.86**	**(0.01)**	**(0.05)**	**0.58**	**(0.04)**	**(0.05)**	—	—	**0.18**	**(0.03)**	**(0.06)**
U.S. Total (s.a.)	*5.98*	—	*0.02*	*4.40*	—	*0.02*	*0.95*	—	*0.00*	*0.63*	—	*0.00*	*0.63*	*0.00*	*0.19*	—	*(0.03)*
F.H.A. LOANS (excluding 235 & 237)																	
Northeast	7.69	0.55	0.14	5.42	0.58	0.29	1.28	0.03	0.00	0.99	(0.04)	(0.15)	1.06	(0.07)	0.25	0.03	(0.03)
North Central	6.93	0.40	0.66	5.04	0.45	0.70	1.09	0.04	0.00	0.80	(0.09)	(0.04)	0.87	0.03	0.19	(0.03)	(0.03)
South	4.51	0.13	0.14	3.48	0.13	0.21	0.62	(0.01)	(0.06)	0.41	0.01	(0.01)	0.45	0.04	0.12	0.00	(0.01)
West	4.11	0.26	(0.09)	3.16	0.27	0.06	0.59	(0.01)	(0.07)	0.36	0.00	(0.08)	0.40	(0.01)	0.10	0.01	0.02
U.S. TOTAL	**5.21**	**0.20**	**0.19**	**3.89**	**0.21**	**0.25**	**0.78**	**0.00**	**(0.04)**	**0.54**	**(0.01)**	**(0.02)**	—	—	**0.13**	**(0.01)**	**(0.02)**
U.S. Total (s.a.)	*5.52*	—	*0.05*	*4.06*	—	*(0.01)*	*0.86*	—	*0.00*	*0.60*	—	*0.06*	*0.60*	*0.06*	*0.14*	—	*0.00*
F.H.A. LOANS (Section 235 and 237)																	
Northeast	11.66	(0.82)	(2.11)	7.59	(0.75)	(0.91)	2.42	(0.04)	(0.77)	1.65	(0.03)	(0.43)	1.83*	(0.21)	0.99	0.50	0.22
North Central	11.86	0.31	1.41	8.72	0.51	1.25	2.01	0.08	0.19	1.13	(0.28)	(0.03)	1.24	0.11	0.49	(0.25)	0.12
South	10.72	(0.01)	0.80	8.12	0.30	0.97	1.70	(0.14)	(0.07)	0.90	(0.17)	(0.10)	1.01	0.00	0.32	(0.16)	(0.07)
West	10.67	0.12	(0.28)	8.00	0.20	0.21	1.71	0.00	(0.14)	0.96	(0.08)	(0.35)	1.05	(0.21)	0.29	(0.04)	0.06
U.S. TOTAL	**11.73**	**0.70**	**0.81**	**8.48**	**0.50**	**0.83**	**1.94**	**0.06**	**(0.06)**	**1.31**	**0.14**	**0.04**	—	—	**0.37**	**(0.08)**	**0.00**
U.S. Total (s.a.)	*12.71*	—	*0.56*	*9.12*	—	*0.39*	*2.14*	—	*(0.02)*	*1.45*	—	*0.19*	*1.45*	*0.19*	*0.41*	—	*0.08*
F.H.A. 245 LOANS*																	
Northeast	5.95	—	1.40	4.29	—	(0.26)	1.11	—	1.11	0.55	—	0.55	—	—	0.00	—	0.00
North Central	3.44	—	1.09	2.52	—	0.69	0.63	—	0.28	0.29	—	0.12	—	—	0.00	—	(0.08)
South	2.60	—	(2.09)	2.08	—	(1.13)	0.37	—	(0.77)	0.15	—	(0.19)	—	—	0.03	—	(0.05)
West	4.37	—	0.37	3.54	—	0.46	0.54	—	(0.18)	0.29	—	0.09	—	—	0.04	—	(0.03)
U.S. TOTAL	**3.85**	**—**	**(0.02)**	**3.06**	**—**	**0.16**	**0.52**	**—**	**(0.23)**	**0.27**	**—**	**0.05**	**—**	**—**	**0.03**	**—**	**(0.03)**
U.S. Total (s.a.)	*n.a.*	—	—	*n.a.*	—	—	*n.a.*	—	—	*n.a.*	—	—	—	—	*n.a.*	—	—

*Data for comparison to year ago rates, as well as seasonally adjusted series for 90 days or more and U.S. Totals, are not available.

NATIONAL DELINQUENCY SURVEY OF 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS
JUNE 30, 1979

CENSUS REGIONS

SURVEY INFORMATION AND NOTES

1. This survey includes over 7.5 million mortgage loans on 1- to 4-unit residential properties totaling an estimated $141.5 billion of debt. These loans are serviced by more than 640 reporters, including mortgage bankers, commercial banks, savings banks, savings and loan associations, and life insurance companies.

2. A loan is considered 30 days delinquent if the June 1 installment has not been paid as of June 30. A loan is 60 days delinquent if the May 1 installment is unpaid as of June 30, etc.

3. "Foreclosure started during quarter" includes loans placed in the process of foreclosure during second quarter, deeds in lieu of foreclosure, and loans assigned to FHA, VA, other insurers or investors. "Foreclosure inventory end of quarter" includes all loans in process of foreclosure on June 30. Both foreclosure categories are excluded from "total installments past due."

4. Not all reporters provide data on FHA loans by section, thus, the sum of the two types of FHA loan breakdowns will not necessarily equal the number of all FHA loans reported.

5. National totals include Puerto Rico loans and loans of firms not providing state-by-state data.

6. s.a.—seasonally adjusted data

7. nc—not calculated

8. Series does not exhibit stable seasonal patterns.

Annual subscription for nonmember firms is $25.00.